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ND COMPLETE SHOP DRAWINGS THAT ARE IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS AND PROVIDING THOSE DRAWINGS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS, IF PROVIDED.

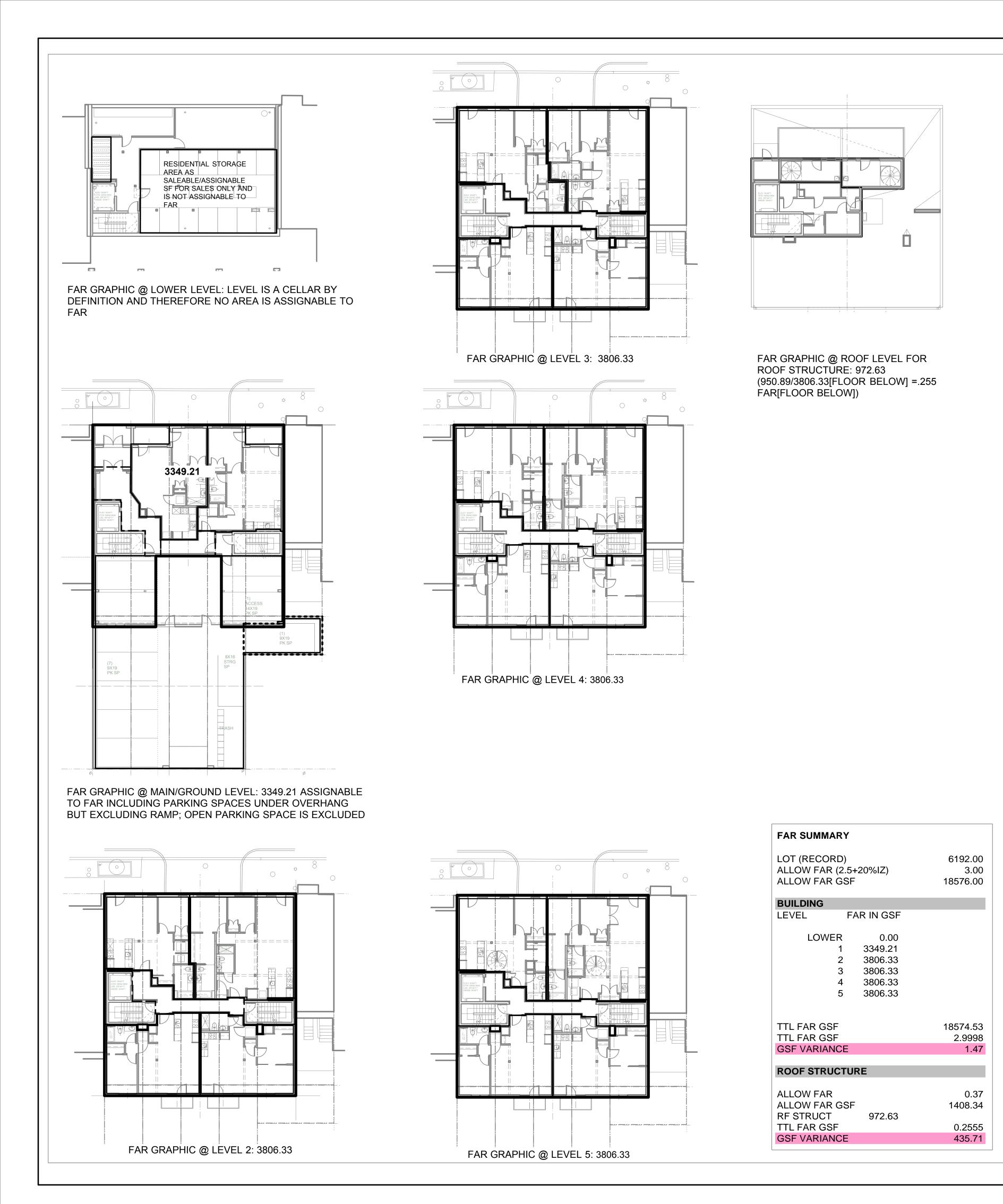
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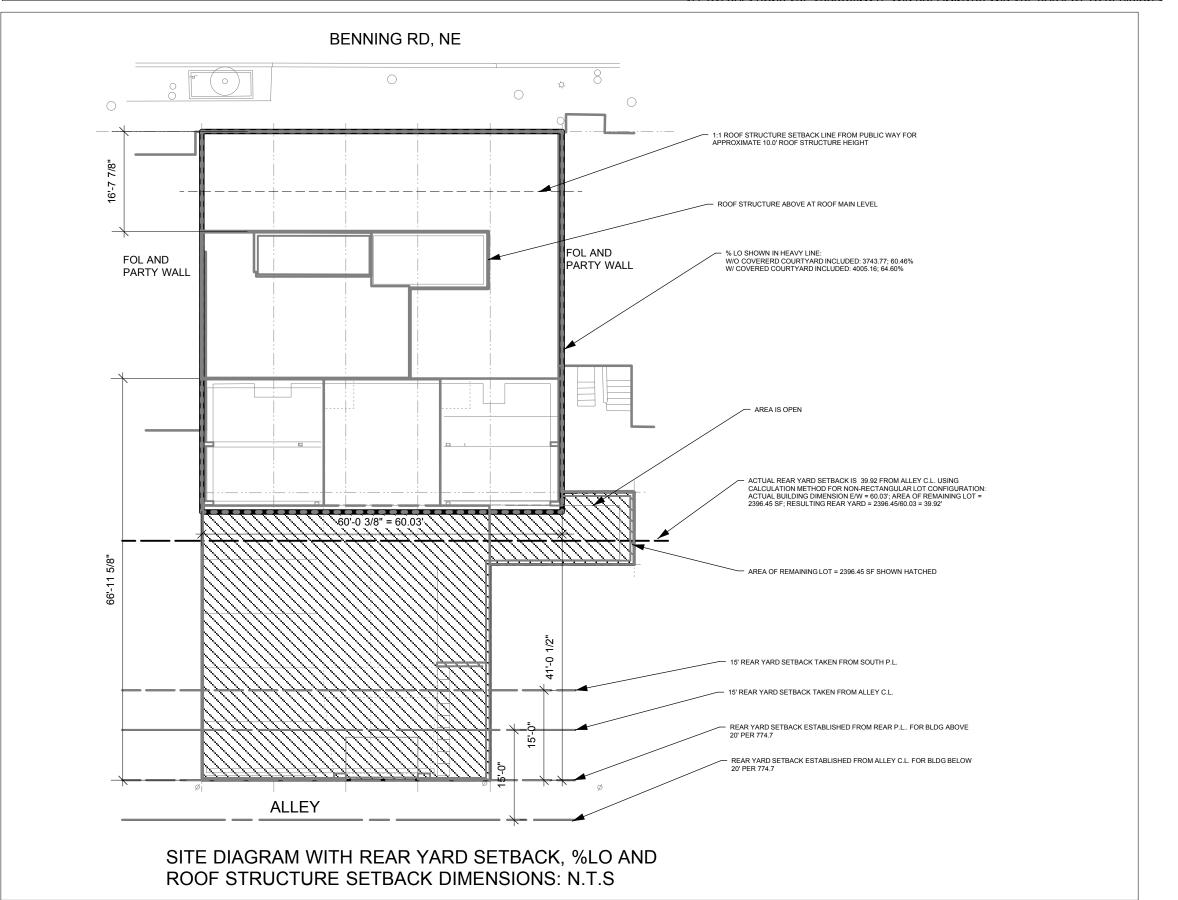
1821-1829 Benning Road, NE Washington, DC 20002-7211

A Multi-Family Residential Project for ARAM Investments, LLC

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	SALE/LEASE LE	VEL CA	LCULA	TIONS IN	GSF-Doe	es not inc				S AND EXCLUDES	INTERIOR OF MPE	CHASE SHAFTS					
SPACE TYPE	TYPE	UNIT#	# OF UNITS	LWR LVL	LVL 1	.VL 2	LVL 3	LVL 4	VL 5	ROOF 6	_VL 7	LVL 8	LVL 9	LR		TTL UNITS PER SIZE	UNIT TYPE M
RESIDENTIAL				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!		
KESIDENTIAL	1BD/1BA;	1A	1	0.00	677.58	0.00		0.00	0.00		0.00	0.00	0.00	0.00			
	1BD/1BA	1B	1	0.00	749.86	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	749.86		) #DIV/0!
	STUDIO/EFFIC	NA	0	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00			
	1BD/1BA	2C/3C/4C	3	0.00	0.00	736.08	835.85	770.46	0.00	0.00	0.00	0.00	0.00	0.00	780.80	1	
	2BD/2BA	2D/3D/4D	3	0.00	0.00	1083.76	983.91	1049.39	0.00	0.00	0.00	0.00	0.00	0.00	1039.02	. (	) #DIV/0!
	1BD/1BA	2E/3E/4E	3	0.00	0.00	719.88	719.88	719.88	0.00	0.00	0.00	0.00	0.00	0.00	719.88	(	) #DIV/0!
	1BD/1BA	2F/3F/4F	3	0.00	0.00	721.35	721.35	721.35	0.00	0.00	0.00	0.00	0.00	0.00	721.35	i	
	1BD/1BA	5C+RC	1		0.00	0.00		0.00	770.46	0.00	0.00	0.00	0.00	147.00	917.46		) #DIV/0!
	2BD/2BA	5D+RD	1	0.00	0.00	0.00		0.00	1049.39	0.00	0.00	0.00	0.00	180.00	1229.39		2 #DIV/OI
	1BD/1BA 1BD/1BA	5E 5F	1	0.00 0.00	0.00 0.00	0.00 0.00		0.00 0.00	719.88 721.35	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00	719.88 <b>0.00</b>		) #DIV/0!
TOTAL		Ji	18		1427.44	3261.07		3261.08	3261.08	0.00	0.00	0.00	0.00	327.00	803.98		) #DIV/0!
	TOTAL RESIDENTIA	<b>L</b>															14798.0
COMMERCIAL																	
	COMM-MERCANT	NA	0		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		(	
	COMM-BUSIN	NA	0		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		(	)
TOTAL	COMM-OTHER	ASSIGNAE	BLE CORE 0		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	(	)
TOTAL	TOTAL NON-RES		Ü	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#51770:	· ·	0.0
OTHER	RESID BIKE STRG		1	84.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		,	1
OTTLEN	RESIDN STRG			1117.42	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00			
	RESID LOBBY		1	0.00	244.51	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		1	1
	RESID LOBBY		1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		1	1
TOTAL			2	1201.67	244.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	723.09	3	3
TOTAL S/L GSF PER LVL				1201.7	1672.0	3261.1	3261.0	3261.1	3261.1	0.0	0.0	0.0	0.0	327.0		TOTAL	15917.8
PERLVL				1201.7			EL CALCI			0.0	0.0	0.0	0.0	327.0		TOTAL	15917.
TOTAL FAR CALC																	
ACTUAL ADDITION	FLOOR LEVELS			0.00	3349.21 0.00	3806.33	3806.33	3806.33	3806.33	0.00	0.00	0.00	0.00 NA	1		TOTAL TOTAL	18574.5 0.0
ADDITION					0.00											IOIAL	
	147 (															ΤΟΤΔΙ	
SUBTRACTION	INSIDE CHASE				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 NA			TOTAL TOTAL	0.0
SUBTRACTION	INSIDE CHASE				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 NA			TOTAL TOTAL TOTAL	0.0 0.0
SUBTRACTION				0.00	3349.21	0.00 3806.33		0.00 3806.33	0.00 3806.33	0.00	0.00	0.00	0.00 NA			TOTAL TOTAL	0.0 0.0 0.0
SUBTRACTION TOTAL		6192.00	)	0.00												TOTAL TOTAL	0.0 0.0 0.0
SUBTRACTION TOTAL	TOTAL	6192.00	)	0.00											18574.53	TOTAL TOTAL	0.( 0.( 0.( 18574.(
SUBTRACTION TOTAL	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW	6192.00 3.00		0.00											18574.53	TOTAL TOTAL TOTAL	0.0 0.0 18574.3 V 18576.
SUBTRACTION TOTAL	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE			0.00											18574.53	TOTAL TOTAL TOTAL TOTAL GSF	0.0 0.0 18574.3 V 18576.1
SUBTRACTION TOTAL	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE  FAR ACTUAL				3349.21	3806.33	3806.33	3806.33	3806.33	0.00	0.00	0.00	0.00 NA	<b>X</b>	18574.53	TOTAL TOTAL  TOTAL GSF FAR ALLOV	0.0 0.0 18574.5 : V 18576.1
SUBTRACTION TOTAL	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE			0.00 #DIV/0!			3806.33			0.00				<b>X</b>	18574.53	TOTAL TOTAL TOTAL TOTAL GSF	0.0 0.0 18574.3 : V 18576. 1.4 2.999
SUBTRACTION TOTAL	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE  FAR ACTUAL  TTL EFF=SL/FAR  RES EFF = SL/FAR  ROOF STRUCTURE				3349.21	3806.33	3806.33	3806.33	3806.33	0.00	#DIV/0!	0.00	0.00 NA	<b>X</b>	18574.53	TOTAL TOTAL  TOTAL GSF FAR ALLOV	0.0 0.1 18574 V 18576. 1.4 2.999
SUBTRACTION TOTAL ROOF STRUCT SUBTRACTION	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE  FAR ACTUAL  TTL EFF=SL/FAR  RES EFF = SL/FAR				3349.21	3806.33	3806.33	3806.33	3806.33	0.00	#DIV/0! 0.00 0.00	0.00	0.00 NA		18574.53	TOTAL TOTAL  TOTAL GSF FAR ALLOV	0.0 0.0 18574.3 : V 18576. 1.4 2.999
SUBTRACTION TOTAL	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE  FAR ACTUAL  TTL EFF=SL/FAR  RES EFF = SL/FAR  ROOF STRUCTURE INSIDE CHASE	3.00	0		3349.21	3806.33	3806.33	3806.33	3806.33	0.00	#DIV/0!	0.00	0.00 NA		18574.53	TOTAL TOTAL  TOTAL GSF FAR ALLOV	0.0 0.0 18574.3 : V 18576. 1.4 2.999
SUBTRACTION TOTAL ROOF STRUCT SUBTRACTION	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE  FAR ACTUAL  TTL EFF=SL/FAR  RES EFF = SL/FAR  ROOF STRUCTURE  INSIDE CHASE  GSF OF FLR BELOW	3.00	3		3349.21	3806.33	3806.33	3806.33	3806.33	0.00	#DIV/0! 0.00 0.00	0.00	0.00 NA		18574.53	TOTAL TOTAL  TOTAL GSF FAR ALLOV	0.0 0.0 18574.3 : V 18576. 1.4 2.999
SUBTRACTION TOTAL ROOF STRUCT SUBTRACTION	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE  FAR ACTUAL  TTL EFF=SL/FAR  RES EFF = SL/FAR  ROOF STRUCTURE INSIDE CHASE	3.00	3		3349.21	3806.33	3806.33	3806.33	3806.33	0.00	#DIV/0! 0.00 0.00	0.00	0.00 NA		18574.53	TOTAL TOTAL  TOTAL GSF FAR ALLOV	0.0 0.1 18574 V 18576. 1.4 2.999
SUBTRACTION TOTAL ROOF STRUCT SUBTRACTION	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE  FAR ACTUAL  TTL EFF=SL/FAR  RES EFF = SL/FAR  ROOF STRUCTURE  INSIDE CHASE  GSF OF FLR BELOW  TOTAL FAR ALLOW	3.00	3		3349.21	3806.33	3806.33	3806.33	3806.33	0.00	#DIV/0! 0.00 0.00	0.00	0.00 NA	972.63	18574.53	TOTAL TOTAL TOTAL GSF FAR ALLOV	0./ 0./ 18574.: V 18576. 1./ 2.999 0./
SUBTRACTION TOTAL ROOF STRUCT SUBTRACTION	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE FAR ACTUAL  TTL EFF=SL/FAR RES EFF = SL/FAR ROOF STRUCTURE INSIDE CHASE  GSF OF FLR BELOW TOTAL FAR ALLOW TOTAL	3.00	3		3349.21	3806.33	3806.33	3806.33	3806.33	0.00	#DIV/0! 0.00 0.00	0.00	0.00 NA	972.63	18574.53	TOTAL TOTAL  TOTAL GSF FAR ALLOV	0. 0. 18574.  18576. 1. 2.99 0. 0.
SUBTRACTION TOTAL  ROOF STRUCT SUBTRACTION TOTAL	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE  FAR ACTUAL  TTL EFF=SL/FAR  RES EFF = SL/FAR  ROOF STRUCTURE  INSIDE CHASE  GSF OF FLR BELOW  TOTAL FAR ALLOW	3.00	3		3349.21	3806.33	3806.33	3806.33	3806.33	0.00	#DIV/0! 0.00 0.00	0.00	0.00 NA	972.63	18574.53	TOTAL TOTAL TOTAL GSF FAR ALLOV  TOTAL  TOTAL GSF	0. 0. 18574.  18576. 1. 2.99 0. 0.
SUBTRACTION TOTAL  ROOF STRUCT SUBTRACTION TOTAL	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE  FAR ACTUAL  TTL EFF=SL/FAR  RES EFF = SL/FAR  ROOF STRUCTURE INSIDE CHASE  GSF OF FLR BELOW  TOTAL FAR ALLOW  TOTAL  VARIANCE	3.00	3		3349.21	3806.33	3806.33	3806.33	3806.33	0.00	#DIV/0! 0.00 0.00	0.00	0.00 NA	972.63	18574.53	TOTAL TOTAL TOTAL GSF FAR ALLOV  TOTAL  TOTAL GSF	0.0 0.0 18574.3 V 18576.1 2.999 0.3
SUBTRACTION TOTAL  ROOF STRUCT SUBTRACTION TOTAL	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE FAR ACTUAL  TTL EFF=SL/FAR RES EFF = SL/FAR ROOF STRUCTURE INSIDE CHASE  GSF OF FLR BELOW TOTAL FAR ALLOW TOTAL  VARIANCE FAR ACTUAL	3.00 3806.33 0.37	3		3349.21	3806.33	3806.33	3806.33	3806.33	0.00	#DIV/0! 0.00 0.00	0.00	0.00 NA	972.63	18574.53	TOTAL TOTAL TOTAL GSF FAR ALLOV  TOTAL  TOTAL GSF	0. 0. 18574. 18576. 1. 2.99 0. 0. 1408.
SUBTRACTION TOTAL  ROOF STRUCT SUBTRACTION TOTAL	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE FAR ACTUAL  TTL EFF=SL/FAR RES EFF = SL/FAR ROOF STRUCTURE INSIDE CHASE  GSF OF FLR BELOW TOTAL FAR ALLOW  TOTAL  VARIANCE FAR ACTUAL  NON RES FAR ALLOW	3.00 3806.33 0.37	3	#DIV/0!	0.50	3806.33	3806.33	3806.33	3806.33	0.00	#DIV/0! 0.00 0.00	0.00	0.00 NA	972.63	18574.53	TOTAL TOTAL TOTAL GSF FAR ALLOV  TOTAL  TOTAL GSF	0.0 0.1 18574.3 1.1 2.999 0.3 0.3 1.4 1.4 2.999 0.3 0.3
SUBTRACTION TOTAL  ROOF STRUCT SUBTRACTION TOTAL	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE FAR ACTUAL  TTL EFF=SL/FAR RES EFF = SL/FAR ROOF STRUCTURE INSIDE CHASE  GSF OF FLR BELOW TOTAL FAR ALLOW TOTAL  VARIANCE FAR ACTUAL  NON RES FAR ALLOW COMM-MERCANT COMM-BUSIN COMM- CORE ASSIGN	3.00 3806.33 0.37	3	#DIV/0! 0.00 0.00 0.00	0.50 0.00 0.00 0.00	3806.33	3806.33	3806.33	3806.33	0.00	#DIV/0! 0.00 0.00	0.00	0.00 NA	972.63	18574.53	TOTAL TOTAL TOTAL GSF FAR ALLOV  TOTAL  TOTAL GSF	0.0 0.0 18574.3 V 18576.1 2.999 0.3 0.3 V 1408.2 V 1408.2 V 1408.2
SUBTRACTION TOTAL  ROOF STRUCT SUBTRACTION TOTAL	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE FAR ACTUAL  TTL EFF=SL/FAR RES EFF = SL/FAR ROOF STRUCTURE INSIDE CHASE  GSF OF FLR BELOW TOTAL FAR ALLOW TOTAL  VARIANCE FAR ACTUAL  NON RES FAR ALLOW COMM-MERCANT COMM-BUSIN	3.00 3806.33 0.37	3	#DIV/0! 0.00 0.00	0.50 0.00 0.00	3806.33	3806.33	3806.33	3806.33	0.00	#DIV/0! 0.00 0.00	0.00	0.00 NA	972.63	18574.53	TOTAL TOTAL TOTAL GSF FAR ALLOV  TOTAL  TOTAL GSF	0. 0. 18574. 18576. 1. 2.99 0. 0. 1408.
SUBTRACTION TOTAL  ROOF STRUCT SUBTRACTION TOTAL	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE FAR ACTUAL  TTL EFF=SL/FAR RES EFF = SL/FAR ROOF STRUCTURE INSIDE CHASE  GSF OF FLR BELOW TOTAL FAR ALLOW TOTAL  VARIANCE FAR ACTUAL  NON RES FAR ALLOW COMM-MERCANT COMM-BUSIN COMM- CORE ASSIGN	3.00 3806.33 0.37	3	#DIV/0! 0.00 0.00 0.00 0.00 0.00	0.50 0.50 0.00 0.00 0.00 0.00 0.00	3806.33 0.86	0.86	0.86	0.86	#DIV/0!	#DIV/0!  0.00 0.00 0.00	0.00	#DIV/0! NA	972.63 972.63	18574.53	TOTAL TOTAL TOTAL GSF FAR ALLOV  TOTAL  TOTAL GSF	0. 0. 18574. 18576. 1. 2.99 0. 0. 1408.
SUBTRACTION TOTAL  ROOF STRUCT SUBTRACTION TOTAL	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE FAR ACTUAL  TTL EFF=SL/FAR RES EFF = SL/FAR ROOF STRUCTURE INSIDE CHASE  GSF OF FLR BELOW TOTAL FAR ALLOW TOTAL  VARIANCE FAR ACTUAL  NON RES FAR ALLOW COMM-MERCANT COMM-BUSIN COMM- CORE ASSIGN COMM- CORE ASSIGN SUBTRACT-BAY	3.00 3806.33 0.37	3	#DIV/0! 0.00 0.00 0.00 0.00	0.50 0.00 0.00 0.00 0.00 0.00	3806.33	0.86	3806.33	3806.33	#DIV/0!	#DIV/0! 0.00 0.00	0.00	0.00 NA	972.63	18574.53	TOTAL TOTAL TOTAL GSF FAR ALLOV  TOTAL  TOTAL GSF	0. 0. 18574.  18576. 1. 2.99 0. 0. 1408. 435. 0.25
SUBTRACTION TOTAL  ROOF STRUCT SUBTRACTION TOTAL  NON-RES FAR CALC ACTUAL	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE FAR ACTUAL  TTL EFF=SL/FAR RES EFF = SL/FAR ROOF STRUCTURE INSIDE CHASE  GSF OF FLR BELOW TOTAL FAR ALLOW TOTAL  VARIANCE FAR ACTUAL  NON RES FAR ALLOW COMM-MERCANT COMM-BUSIN COMM- CORE ASSIGN COMM- CORE ASSIGN	3.00 3806.33 0.37	3	#DIV/0! 0.00 0.00 0.00 0.00 0.00	0.50 0.50 0.00 0.00 0.00 0.00 0.00	3806.33 0.86	0.86	0.86	0.86	#DIV/0!	#DIV/0!  0.00 0.00 0.00	0.00 #DIV/0!	#DIV/0! NA	972.63 972.63	18574.53	TOTAL TOTAL TOTAL GSF FAR ALLOV  TOTAL  TOTAL GSF	0. 0. 18574.  18576. 1. 2.99 0. 0. 1408. 435. 0.25
SUBTRACTION TOTAL  ROOF STRUCT SUBTRACTION TOTAL  NON-RES FAR CALC ACTUAL	TOTAL  LOT SIZE(RECORD)  TOTAL FAR ALLOW  VARIANCE FAR ACTUAL  TTL EFF=SL/FAR RES EFF = SL/FAR ROOF STRUCTURE INSIDE CHASE  GSF OF FLR BELOW TOTAL FAR ALLOW TOTAL  VARIANCE FAR ACTUAL  NON RES FAR ALLOW COMM-MERCANT COMM-BUSIN COMM- CORE ASSIGN SUBTRACT-BAY	3.00 3806.33 0.37	3	#DIV/0! 0.00 0.00 0.00 0.00 0.00	0.50 0.50 0.00 0.00 0.00 0.00 0.00	3806.33 0.86	0.86	0.86	0.86	#DIV/0!	#DIV/0!  0.00 0.00 0.00	0.00 #DIV/0!	#DIV/0! NA	972.63 972.63	18574.53	TOTAL TOTAL TOTAL GSF FAR ALLOV  TOTAL  TOTAL GSF	0.0 0.0 18574.3 V 18576.1 2.999 0.3 0.3 V 1408.2 V 1408.2 V 1408.2



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ARCHITECTURE					T 202.462.5886 F 202.462.4906 w. 1341 H Street, N.E	ww.normansmitharchitecture.com, Washington, DC 20002-4406
		ZON	ING ENVELOPE ANAL			
			PROJECT #:13616 1800be 9 BENNING RD, NE WASH	INGTON, DC 20002-7211		
BUILDIN	IG DESIGN		R-11 'ZONING REGULATIO 'SIS IS SUBJECT TO FUR	NS OF THE DISTRICT OF COL THER REVIEW	LUMBIA'	
	CITAT'N		REQUIRED/ ALLOWED/ACTUAL	PROPOSED/PROVIDED	COMMENTS	
LOCATION			APPROXIAMTELY1821-1829 WASHINGTON DC 20002- 7211			
LOT & SQUARE			SQ 4513 LOT 806, 807, 808, 809, 810, 887, 889, 895, 897, 907	SUBDIVISION/RECOMBINATION REQUIRED AND IN PROCESS		
ZONING DISTRICT	ZONING MAP	MAIN ZONING	C2-A BASE ZONING			
	1320.1A	OVERLAY ZONING	NA			
ALLOWABLE USES	701, 701.2 721.1	MAIN ZONING	RETAIL AND SERVICE ALLOWED BUT NOT REQUIRED. RESIDENTIAL ALLOWED		Site may have any use permitted under base C1 zoning pursuant to 701.1 or 701.4. Under 721.1, any use	
		\\Nsa-001\shared\13	CONTENTS © 2013 NORI	- 1 - MAN SMITH ARCHITECTURE I code reseach\13616 1800ben-zoning analvsis-	za ltr-121713.doc	
					permitted in 701 is permitted	
		OVERLAY	NA		in C2A zones	
LOT AREA		ZONING	6192 SF DC RECORD		RECORD CALC USED FOR	
LOT WIDTH			60.00 DC RECORD		FAR RECORD WIDTH USED	
BUILDING HEIGHT	770.1	MAIN ZONING	60.03 SURVEY 50.0'	TOC MID POINT = 43.27	50.0' MEASURED FROM	
				TOP OF PARAPET = 93.27  50.0' MEASURED FROM THE CURB AT THE MIDDLE OF THE FRONT OF THE BUILDING TO TOP OF PARAPET.	THE CURB AT THE MIDDLE OF THE FRONT OF THE BUILDING TO TOP OF PARAPET. PARAPET HEIGHT IS APPROXIMATELY 8" AND GUARDRAIL IS LOCATED WITHIN APPROXIMTELY 5" OF PARAPET	
		OVERLAY ZONING	NA			
	2604.2	INCLUS ZONING	50.0'; NO CHANGE	50.0'		
JILDING # OF STORIES	770.1	MAIN ZONING	NO LIMIT	GROUND/MAIN/1ST + 4; LOWER LEVEL IS A CELLAR BY DEFINITION	5 STORIES ABOVE GRADE RESULTS IN APPROX FLOOR TO CEILING HEIGHTS FOR LEVELS 1-5 = 8.52'	
		OVERLAY ZONING	NA			
FLOOR AREA RATIO	771.2		NO MODIFICATION  2.5 FAR RESIDENTIAL 1.5 OTHER PERMITTED USE. TTL 2.5 FAR			
		OVERLAY ZONING	NA			
	2604.1	INCLUS ZONING	20% INCREASE IN GFA; 2.5 X .2 = .5 FAR. TOTAL = 2.5+.5 = 3.0	TOTAL PRELIMINARY FAR AS DRAWN AND PROPOSED= 18574.53 GSF= 3.00 FAR	COURTYARD SPACE ON EAST IS CONSIDERED SIDE YARD AND NOT INCLUDED IN 1 <sup>ST</sup> GSF FAR;	
					RAMP AT 1 <sup>ST</sup> IS EXCLUDED	
GROSS FLOOR AREA			-	FAR SUMMARY	FROM 1 <sup>ST</sup> GSF FAR	
				LOT 6192.00 ALLOW FAR 3.00 ALLOW FAR GSF 18576.00 BUILDING		
				LEVEL FAR IN GSF  LOWER 0.00 1 3349.21 2 3806.33		
				3 3806.33 4 3806.33 5 3806.33		
				TTL FAR GSF 18574.53 TTL FAR GSF 2.99 GSF VARIANCE -1.47		
				ROOF STRUCTURE ALLOW FAR 0.37 ALLOW FAR GSF 1408.34 RF STRUCT 972.63 TTL FAR GSF 0.255(OF FLR BELOW) GSF VARIANCE 435.71		
% LOT OCCUPANCY	772.1	MAIN ZONING	100% COMMERCIAL AND 60% RESIDENTIAL	SEE BELOW		
	2604.2	OVERLAY ZONING INCLUS ZONING		SEE BELOW  3806.33 GSF MEASURED AT UPPER LEVELS		
REAR YARD	774.1		15'	61.47 % (3806.33/6192) 39.92	MEASURED FROM ALLEY	
	,,41	<b>-</b>			The second second section is a second section of the second section is a second section of the second section of the second section is a second section of the sec	

NORMAN SMITH

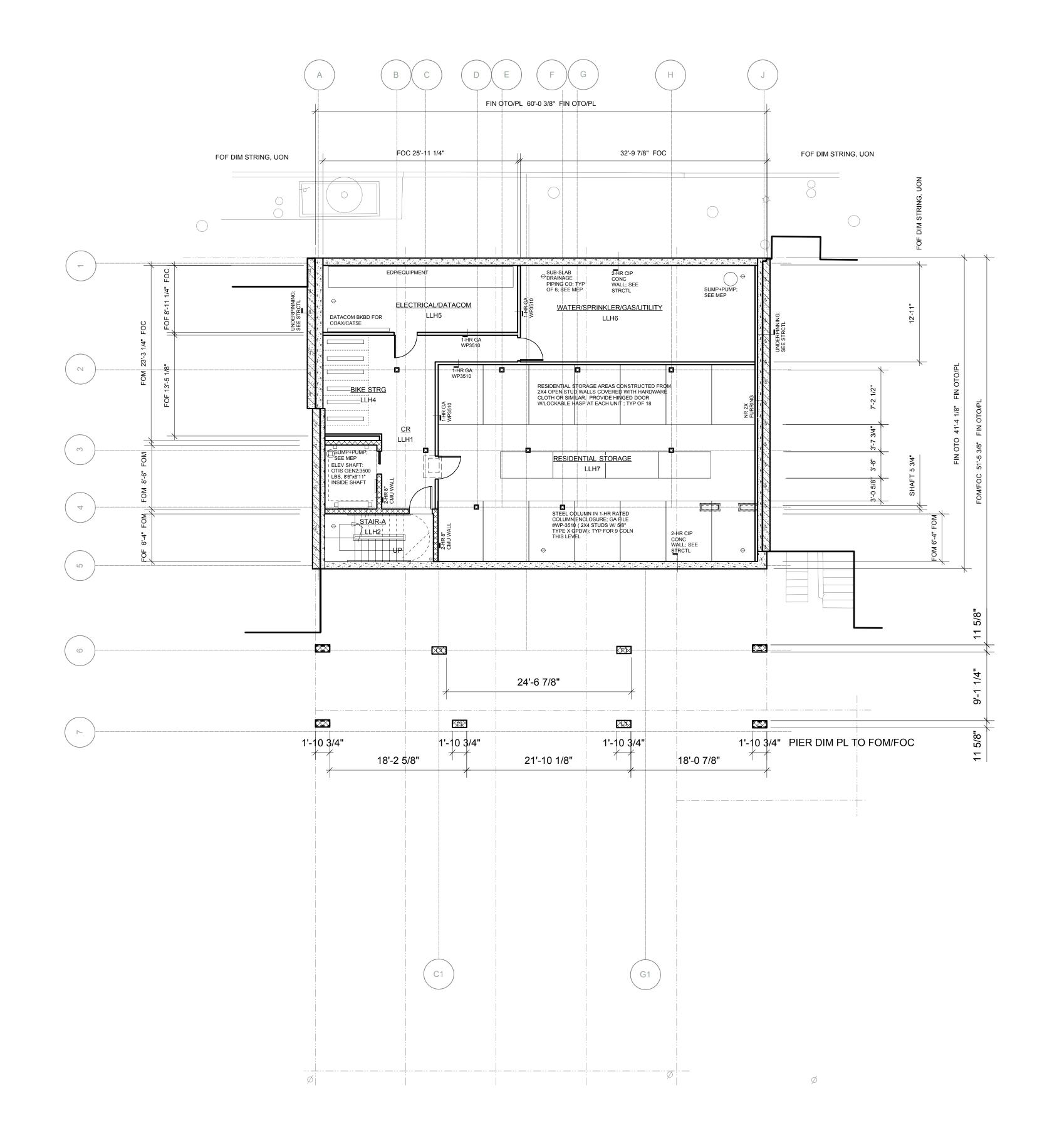
		•				
	774.7				CL FOR PORTION BELOW	
	//4./				20'; SEE 774.7	
					CALCULATED ACTUAL	
					REAR YARD SETBACK IS 39.92' FROM REAR P.L.	
					USING CALCULATION	
					METHOD FOR NON-	
					RECTANGULAR LOT	
		!			CONFIGURATION: ACTUAL	
		!			BUILDING DIMENSION E/W = 60.03'; AREA OF	
					REMAINING LOT = +/-	
		!			2396.45 SF; RESULTING	
		!			REAR YARD =	
					2396.45/60.03 = 41.04'	
SIDE YARDS	775.5		NOT REQUIRED	NONE PROVIDED		
COURTS	776.1	!	COURT FOR BLG DEVOTED TO NON-RES USES: 12' MIN	NA/NONE PROVIDED		
			AND 3"/FT OF HEIGHT.			
	776.2	-	CLOSED COURT FOR BLG	NA/NONE PROVIDED		
			DEVOTED TO NON-RES			
			USES: MIN 250 SF AND MIN			
		!	AREA = 2X(COURT WIDTH SQUARED) BASED ON HT OF			
			COURT			
	776.3		COURT FOR BLG DEVOTED	NA/NONE PROVIDED		
			TO RES: 15' MIN AND 4"/FT			
			OF HEIGHT ( 776.1)			
	776.4		CLOSED COURT FOR BLG	CONSIDERED A SIDEYARD		
	ĺ	!	DEVOTED TO NON-RES USES: MIN 350 SF & MIN			
	ĺ	!	AREA = 2X(COURT WIDTH			
			SQUARED) BASED ON HT OF			
			COURT	4010" 45555		
ROOF STRUCTURE	770.6 d		18'-6"	<18'-6"; APPROXIMATELY 10.0'	DED D74 ODDED (=)	
	770.6.b	SETBACKS	1:1 FROM EXTERIOR WALLS	PROVIDED +/- 16.75' FROM NORTH	PER BZA ORDER 17109; EXTERIOR WALLS ARE	
				+/- 16.75 FROM NORTH +/- 66.96' FROM SOUTH	WALLS FRONTING A	
		<u>i</u>		, 55.55 . ROM 500 III		l
				T	DUDUO MANANA SANTE	ī
					PUBLIC WAY, YARD, ETC. BUT DO NOT INCLUDE FOL	
					AND PARTY WALLS	
	770.6a,	AREA	NO LIMIT ON STORIES SO		I ANALI VV/ALLO	
	411.8		NO AREA LIMIT			
	411.7	FAR INCREASE	.37 OF FLOOR BELOW =	972.63 GSF = .255 FAR	411.8 LIMITATION OF .33	
			1408.34		OF FLOOR BELOW IS NOT	
					APLICABLE DUE TO NO STORY LIMIT IN C2A	
	411.17	HVAC AND MISC	< OR EQ TO 4' ABOVE A	PROVIDED AS NOTED	J. J. C. LIVIII IN UZA	
			ROOF OR PARAPET DO NOT			
			APPLY TO ROOF STRUCT			
PARKING	2101.1		RES: 1 FOR EACH 2	PROVIDED AS NOTED	USES IN CELLAR ARE	CELLAR GSF CAN COUNT
			DWELLING UNITS		ACCESSORY TO MAIN	TOWARD PARKING IN C2A
			18 UNITS/2 = USE 9 SPACES PER 2118.6		RESIDENTIAL USE AND DO NOT REQUIRE	BUT NA HERE UNLESS AN 'OTHER' USE OR NON-
			PER 2110.0		ADDITIONAL PARKING	RESIDENTIAL USE (THAT IS
					SPACES	NOT ACCESSORY TO THE
					5525	MAIN RESIDENTIAL USE) IS
						PROVIDED IN CELLAR AND
						IS ABOVE 600 SF
	2445.4	SIZE OF BARKING	Q' (\\\\\ \\ 10' (  \	Q Y10 STANDARD SDAGE AND (A)	RECHIDE (4) ACCESSIBLE	THRESHOLD
	2115.1	SIZE OF PARKING SPACES	9' (W) X 19' (L)	9 X19 STANDARD SPACE AND (1) 14' X 19' ACCESSIBLE SPACE	REQUIRE (1) ACCESSIBLE SPACE PER 2006 IBC	
		JEAUES		(1) ADDITIONAL 8X16 SPACE	SPACE PER 2006 IBC   1106.1 FOR < 25 SPACES	
				PROVIDED		
	2117.8	ACCESS	12% MAX ACCESS DRIVE	NA		
			SLOPE			
			ONE-WAY- DRIVE WIDTH=12'			
	2910	BICYCLE	TWO-WAY DRIVE WIDTH=14' RESIDENTIAL USE	6 SPACES PROVIDED ON LOWER		NOT TECHNICALLY
	2310	PARKING	INDOOR: 1 SP/3 UNITS	LEVEL AS NOTED		REQUIRED BUT ENFORCED
			OUTDOOR: 1 SP/20 UNITS,			BY DDOT
			MIN 2			
			2'X6' OR 12 SF SP REQD			
LOADING	2201.1		NONE REQD	NONE PROVIDED	RES: NOT REQD IF LESS	
EGADING	2201.1		NONE REGIS	NONETROVIDED	THAN 50 DWELLING UNITS.	
PUBLIC SPACE						
PROJECTIONS						
See also 2008						
DCCCS/DCMR12A Chapter				Ī		
32	DCMR12A	DAY-DALCONY				
		BAATRAILLINA	BAYS REQUIRE	NO BAYS PROVIDED		
	3202.7.1.1,	BAY+BALCONY PROJECTION	BAYS REQUIRE CONSTRUCTION CODE	NO BAYS PROVIDED		
	3202.7.1.1, 3202.10.1.2		CONSTRUCTION CODE MODIFICATION AND ARE	NO BAYS PROVIDED		
	3202.7.1.1,		CONSTRUCTION CODE MODIFICATION AND ARE NOT A RIGHT. SUBJECT TO	NO BAYS PROVIDED		
	3202.7.1.1, 3202.10.1.2		CONSTRUCTION CODE MODIFICATION AND ARE NOT A RIGHT. SUBJECT TO 3202.7.1 GENERAL CURB	NO BAYS PROVIDED		
	3202.7.1.1, 3202.10.1.2		CONSTRUCTION CODE MODIFICATION AND ARE NOT A RIGHT. SUBJECT TO 3202.7.1 GENERAL CURB SETBACK DIM	NO BAYS PROVIDED		
	3202.7.1.1, 3202.10.1.2		CONSTRUCTION CODE MODIFICATION AND ARE NOT A RIGHT. SUBJECT TO 3202.7.1 GENERAL CURB	NO BAYS PROVIDED		
	3202.7.1.1, 3202.10.1.2		CONSTRUCTION CODE MODIFICATION AND ARE NOT A RIGHT. SUBJECT TO 3202.7.1 GENERAL CURB SETBACK DIM RESTRICTIONS AND	NO BAYS PROVIDED		
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ZONING RELIEF	3202.7.1.1, 3202.10.1.2 3202.10.3 DCMR12A 3202.7.6	PROJECTION  PROJECTION CONSTRUCTION NA	CONSTRUCTION CODE MODIFICATION AND ARE NOT A RIGHT. SUBJECT TO 3202.7.1 GENERAL CURB SETBACK DIM RESTRICTIONS AND 3202.10.3 PROJECTION DIMENSIONS  BALCONIES ALLOWED SUBJECT TO 3202.7.1.1 CURB SETBACK DIM AND 3202.10.2.2 PROJECTION DIMENSIONS  SAME GENERAL REQ FOR MARQUEE/CANOPY PROJECTIONS  SAME AS BUILDING U.O.N.	'JULIET' BALCONIES ONLY  NO CANOPY UNLESS REQUESTED SEPARATELY		
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ZONING RELIEF	3202.7.1.1, 3202.10.1.2 3202.10.3 DCMR12A 3202.7.6	PROJECTION  PROJECTION CONSTRUCTION NA	CONSTRUCTION CODE MODIFICATION AND ARE NOT A RIGHT. SUBJECT TO 3202.7.1 GENERAL CURB SETBACK DIM RESTRICTIONS AND 3202.10.3 PROJECTION DIMENSIONS  BALCONIES ALLOWED SUBJECT TO 3202.7.1.1 CURB SETBACK DIM AND 3202.10.2.2 PROJECTION DIMENSIONS  SAME GENERAL REQ FOR MARQUEE/CANOPY PROJECTIONS  SAME AS BUILDING U.O.N.  BZA AUTHORITY TO REDUCE REQD PARKING SPACES BY 25% ONLY FOR NON-	'JULIET' BALCONIES ONLY  NO CANOPY UNLESS REQUESTED SEPARATELY		
	DCMR12A 3202.7.6	PROJECTION PROJECTION CONSTRUCTION NA	CONSTRUCTION CODE MODIFICATION AND ARE NOT A RIGHT. SUBJECT TO 3202.7.1 GENERAL CURB SETBACK DIM RESTRICTIONS AND 3202.10.3 PROJECTION DIMENSIONS  BALCONIES ALLOWED SUBJECT TO 3202.7.1.1 CURB SETBACK DIM AND 3202.10.2.2 PROJECTION DIMENSIONS  SAME GENERAL REQ FOR MARQUEE/CANOPY PROJECTIONS  SAME AS BUILDING U.O.N.  BZA AUTHORITY TO REDUCE REQD PARKING SPACES BY 25% ONLY FOR NON- RESIDENTIAL	'JULIET' BALCONIES ONLY  NO CANOPY UNLESS REQUESTED SEPARATELY	ONLY FOR NON-RES	FOR WOOD-FRAME BLDG IN
ZONING RELIEF  INCLUSIONARY ZONING UNIT REQUIREMENTS	DCMR12A 3202.7.6	PROJECTION  PROJECTION CONSTRUCTION NA	CONSTRUCTION CODE MODIFICATION AND ARE NOT A RIGHT. SUBJECT TO 3202.7.1 GENERAL CURB SETBACK DIM RESTRICTIONS AND 3202.10.3 PROJECTION DIMENSIONS  BALCONIES ALLOWED SUBJECT TO 3202.7.1.1 CURB SETBACK DIM AND 3202.10.2.2 PROJECTION DIMENSIONS  SAME GENERAL REQ FOR MARQUEE/CANOPY PROJECTIONS  SAME AS BUILDING U.O.N.  BZA AUTHORITY TO REDUCE REQD PARKING SPACES BY 25% ONLY FOR NON-	'JULIET' BALCONIES ONLY  NO CANOPY UNLESS REQUESTED SEPARATELY	ONLY FOR NON-RES	FOR WOOD-FRAME BLDG IN C2A
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INCLUSIONARY ZONING	DCMR12A 3202.7.6	PROJECTION PROJECTION CONSTRUCTION NA	CONSTRUCTION CODE MODIFICATION AND ARE NOT A RIGHT. SUBJECT TO 3202.7.1 GENERAL CURB SETBACK DIM RESTRICTIONS AND 3202.10.3 PROJECTION DIMENSIONS  BALCONIES ALLOWED SUBJECT TO 3202.7.1.1 CURB SETBACK DIM AND 3202.10.2.2 PROJECTION DIMENSIONS  SAME GENERAL REQ FOR MARQUEE/CANOPY PROJECTIONS  SAME AS BUILDING U.O.N.  BZA AUTHORITY TO REDUCE REQD PARKING SPACES BY 25% ONLY FOR NON- RESIDENTIAL GREATER OF EITHER 10% OF RESIDENTIAL NSF TOTAL OR 75% OF ADDED BONUS GSF OF RESIDENTIAL X	'JULIET' BALCONIES ONLY  NO CANOPY UNLESS REQUESTED SEPARATELY	ONLY FOR NON-RES  50% OF IZ UNITS SHALL BE FOR LOW INCOME/50% AMI AND 50% FOR MODERATE INCOME/80%	
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INCLUSIONARY ZONING	DCMR12A 3202.7.6	PROJECTION PROJECTION CONSTRUCTION NA	CONSTRUCTION CODE MODIFICATION AND ARE NOT A RIGHT. SUBJECT TO 3202.7.1 GENERAL CURB SETBACK DIM RESTRICTIONS AND 3202.10.3 PROJECTION DIMENSIONS  BALCONIES ALLOWED SUBJECT TO 3202.7.1.1 CURB SETBACK DIM AND 3202.10.2.2 PROJECTION DIMENSIONS  SAME GENERAL REQ FOR MARQUEE/CANOPY PROJECTIONS  SAME AS BUILDING U.O.N.  BZA AUTHORITY TO REDUCE REQD PARKING SPACES BY 25% ONLY FOR NON- RESIDENTIAL GREATER OF EITHER 10% OF RESIDENTIAL X RATIO OF RESIDENTIAL X	'JULIET' BALCONIES ONLY  NO CANOPY UNLESS REQUESTED SEPARATELY	ONLY FOR NON-RES  50% OF IZ UNITS SHALL BE FOR LOW INCOME/50% AMI AND 50% FOR MODERATE INCOME/80% AMI.  PER 14 DCMR, IZ UNITS SHALL BE MIN 98% OF  AVG UNIT SIZE OF SAME TYPE OR AS FOLLOWS, WHICHEVER IS THE LESSER;	
INCLUSIONARY ZONING	DCMR12A 3202.7.6	PROJECTION PROJECTION CONSTRUCTION NA	CONSTRUCTION CODE MODIFICATION AND ARE NOT A RIGHT. SUBJECT TO 3202.7.1 GENERAL CURB SETBACK DIM RESTRICTIONS AND 3202.10.3 PROJECTION DIMENSIONS  BALCONIES ALLOWED SUBJECT TO 3202.7.1.1 CURB SETBACK DIM AND 3202.10.2.2 PROJECTION DIMENSIONS  SAME GENERAL REQ FOR MARQUEE/CANOPY PROJECTIONS  SAME AS BUILDING U.O.N.  BZA AUTHORITY TO REDUCE REQD PARKING SPACES BY 25% ONLY FOR NON- RESIDENTIAL GREATER OF EITHER 10% OF RESIDENTIAL X RATIO OF RESIDENTIAL X	'JULIET' BALCONIES ONLY  NO CANOPY UNLESS REQUESTED SEPARATELY	ONLY FOR NON-RES  50% OF IZ UNITS SHALL BE FOR LOW INCOME/50% AMI AND 50% FOR MODERATE INCOME/80% AMI.  PER 14 DCMR, IZ UNITS SHALL BE MIN 98% OF  AVG UNIT SIZE OF SAME TYPE OR AS FOLLOWS, WHICHEVER IS THE	
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Designed By	Drawn By	Checked By	Reviewed By	Submitted By	Project Manager
NORMAN SMITH ARCHITECTURE		Washington, DC 20002-7211   202.462.3889 F 202.492.909   www.normansmitharchitecture.com	Consulant	ZONING ANALYSIS AND INFORMATION	
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SITE ELEVATIONS ARE APPROXIMATE; ALSO SEE CIVIL A.2.0.2 \_\_\_\_ of \_\_\_\_

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1 ARCH FLOOR PLAN-LOWER LEVEL A.3.0.0 Scale: 1/8" = 1'-0" FF = +/- 34.05; TOS = +/- 00.00

1 2 5 10 15 20 NORTH

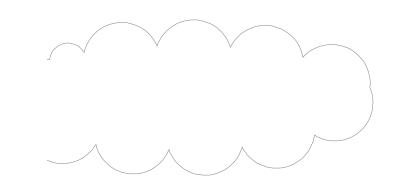
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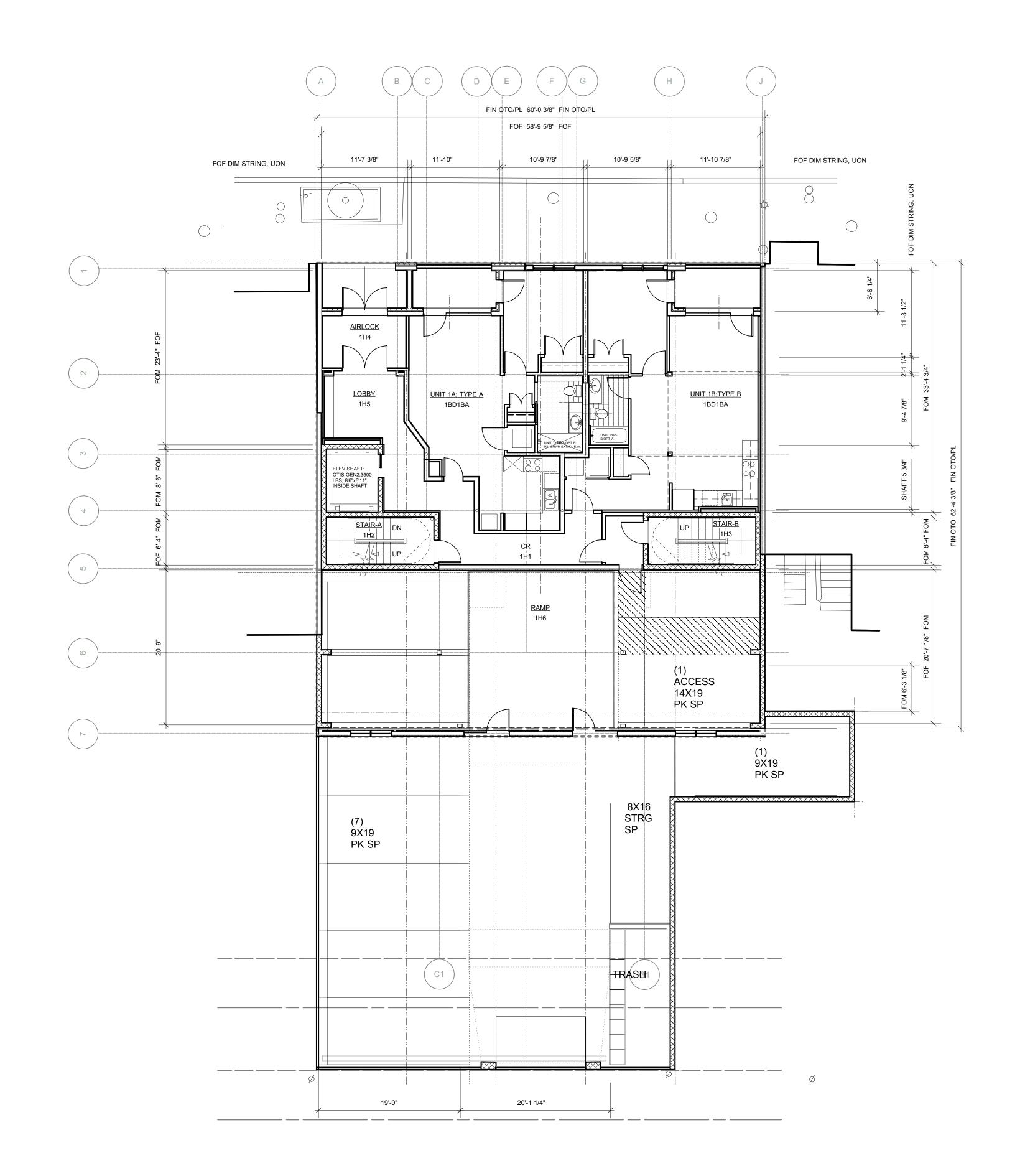
Sheet Scale

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1 ARCH FLOOR PLAN-GROUND LEVEL A.3.0.1 Scale: 1/8" = 1'-0" FF = +/- 43.65; TOJ = +/- 00.00

1 2 5 10 15 20 NORTH

Washington, DC 2

A.3.0.1

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INCLUSIONARY ZONING CALCULATION SPREADSHEET

1 0.00

3 **0.00** 

3 **0.00** 

3 0.00

1 **0.00** 

1 0.00

41.00

122.00

6192.00

0.50

0.75

0.76

759.77

1008.37

2D

547.00

0.00 0.00

1770.61

1764.72

1768.14

CONTRIBUTING RESIDENTIAL COMMON AREAS GSF AND NSF IN RED

RESIDENTIAL UNITS GSF AND NSF IN RED

STUDIO/EFF NA 1BD/1BA 2C/3C/4C

2BD/2BA 2D/3D/4D 1BD/1BA 2E/3E/4E

1BD/1BA 2F/3F/4F

1BD/1BA 5C+RC

2BD/2BA 5D+RD

1BD/1BA 5E 1BD/1BA 5F

SUBTOTAL GSF SUBTOTAL NSF

LOBBY CORRIDOR STAIR A AND ELEVT EXIT CORRIDOR

STAIR B

TOTAL NSF RATIO NSF/GSF

IZ REQUIREMENTS; GREATER OF 10% NSF RESIDENTIAL TOTAL

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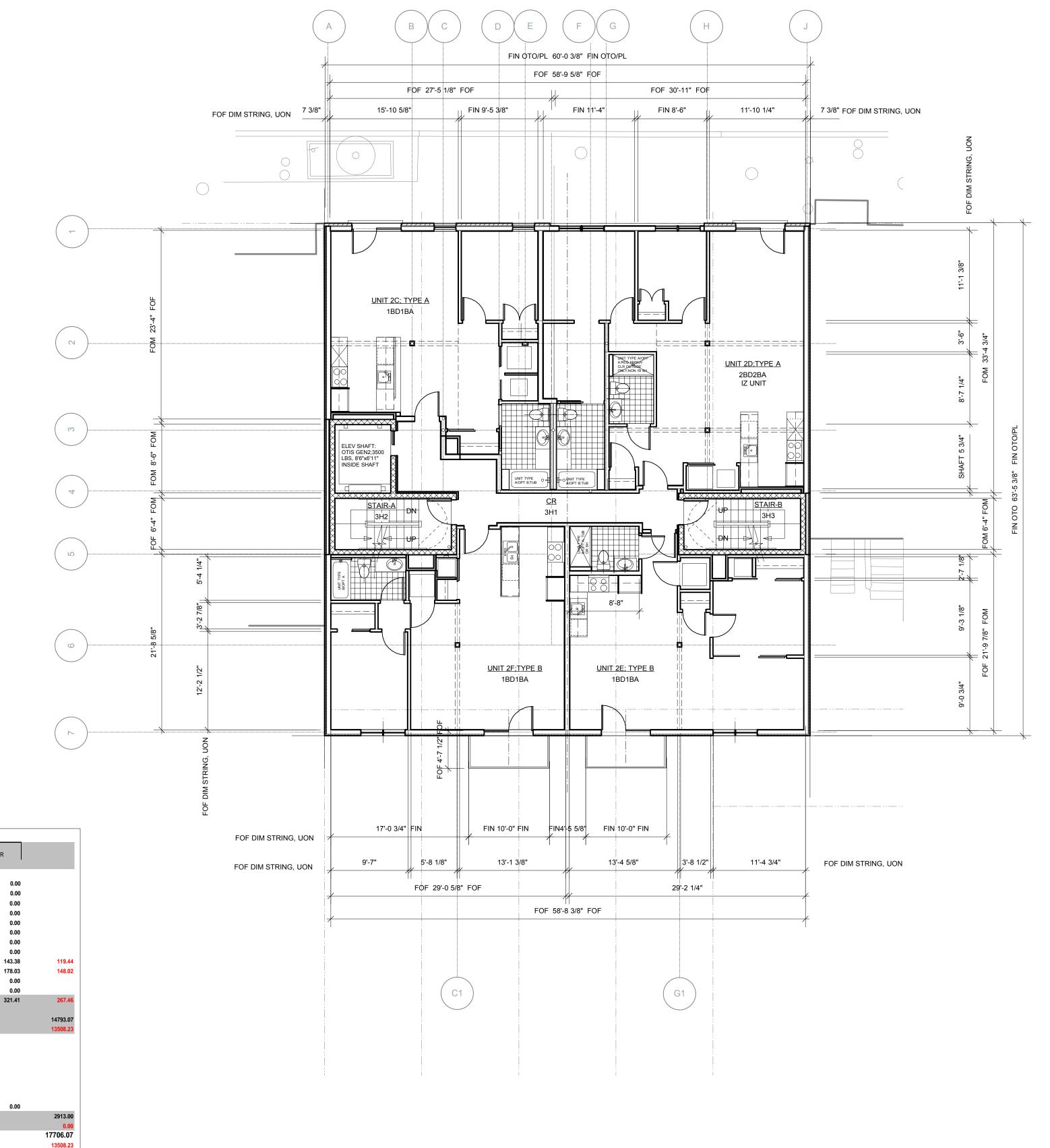
X RATIO NSF/GSF

TOTAL NSF REQ

10% GSF RESIDENTIAL TOTAL

DENSITY INCREASE ALLOWED

SUBTOTAL GSF SUBTOTAL NSF TOTAL GSF



## **INCLUSIONARY ZONING UNIT NOTES:**

FF = +/- 53.24; TOJ = +/- 00.00

SEE SPREADSHEET CALCULATION USE UNITS 2D, 3C TO PROVIDE REQUIRED IZ UNITS

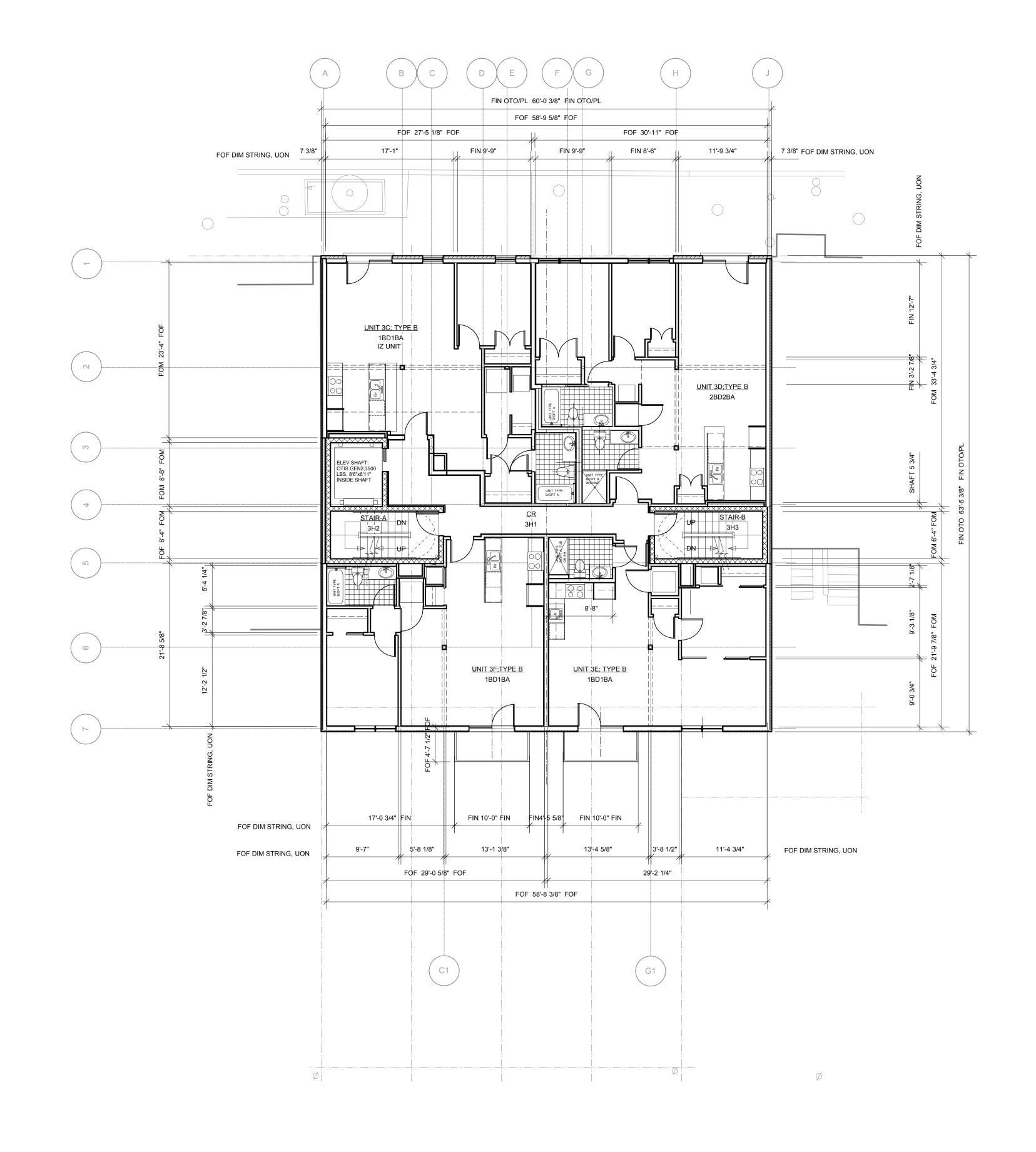
1 ARCH FLOOR PLAN-RESIDENTIAL LEVEL-2 A.3.0.2 Scale: 1/8" = 1'-0"

0 1 2	5	10	15	20	
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Sheet Scale A.3.0.2 \_\_\_\_ of \_\_\_\_

8 7 9 5 4 8

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1 ARCH FLOOR PLAN-RESIDENTIAL LEVEL-3 A.3.0.3 Scale: 1/8" = 1'-0" FF = +/- 62.84; TOJ = +/- 00.00

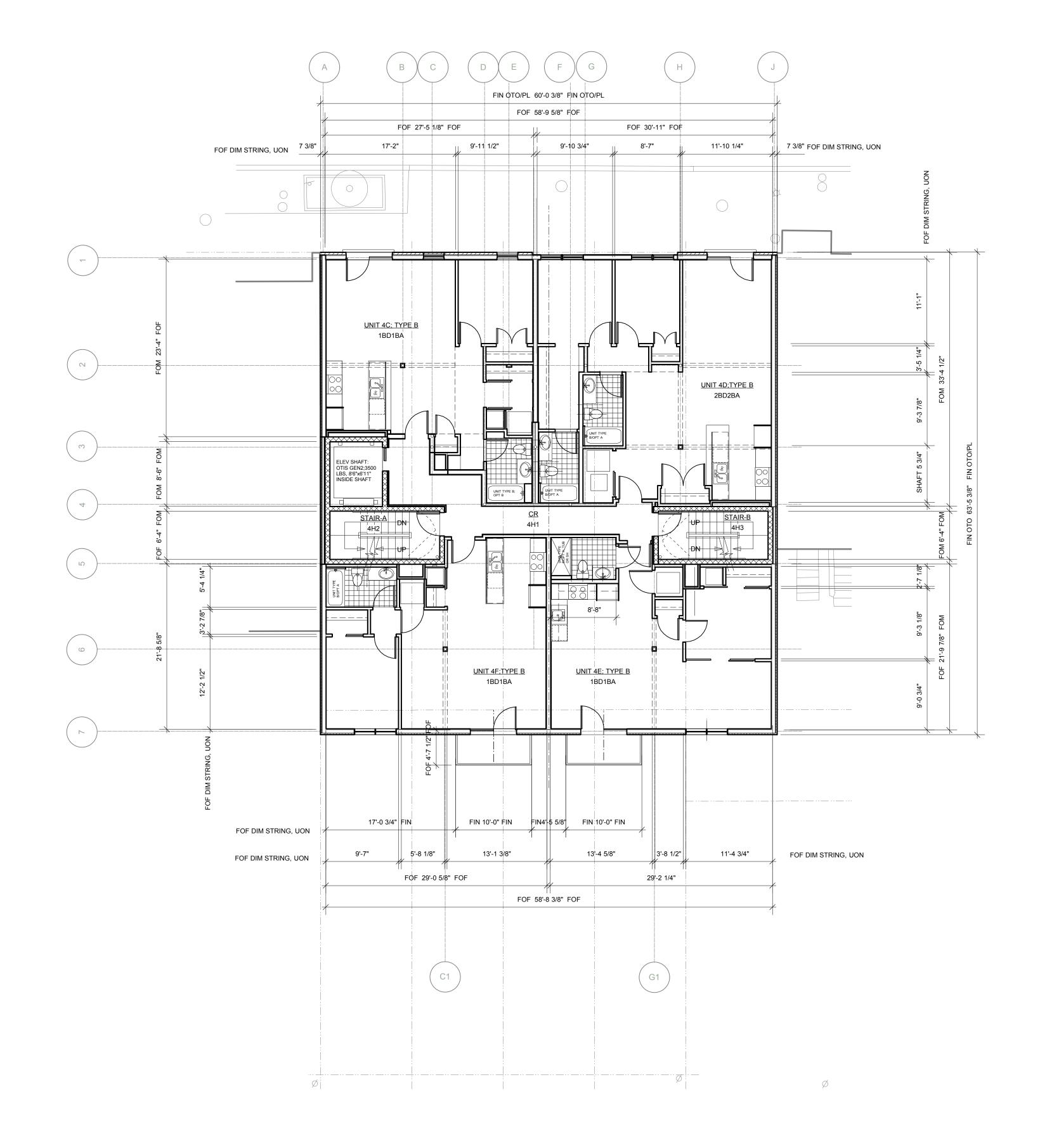
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1 ARCH FLOOR PLAN-RESIDENTIAL LEVEL-4

A.3.0.4 Scale: 1/8" = 1'-0"

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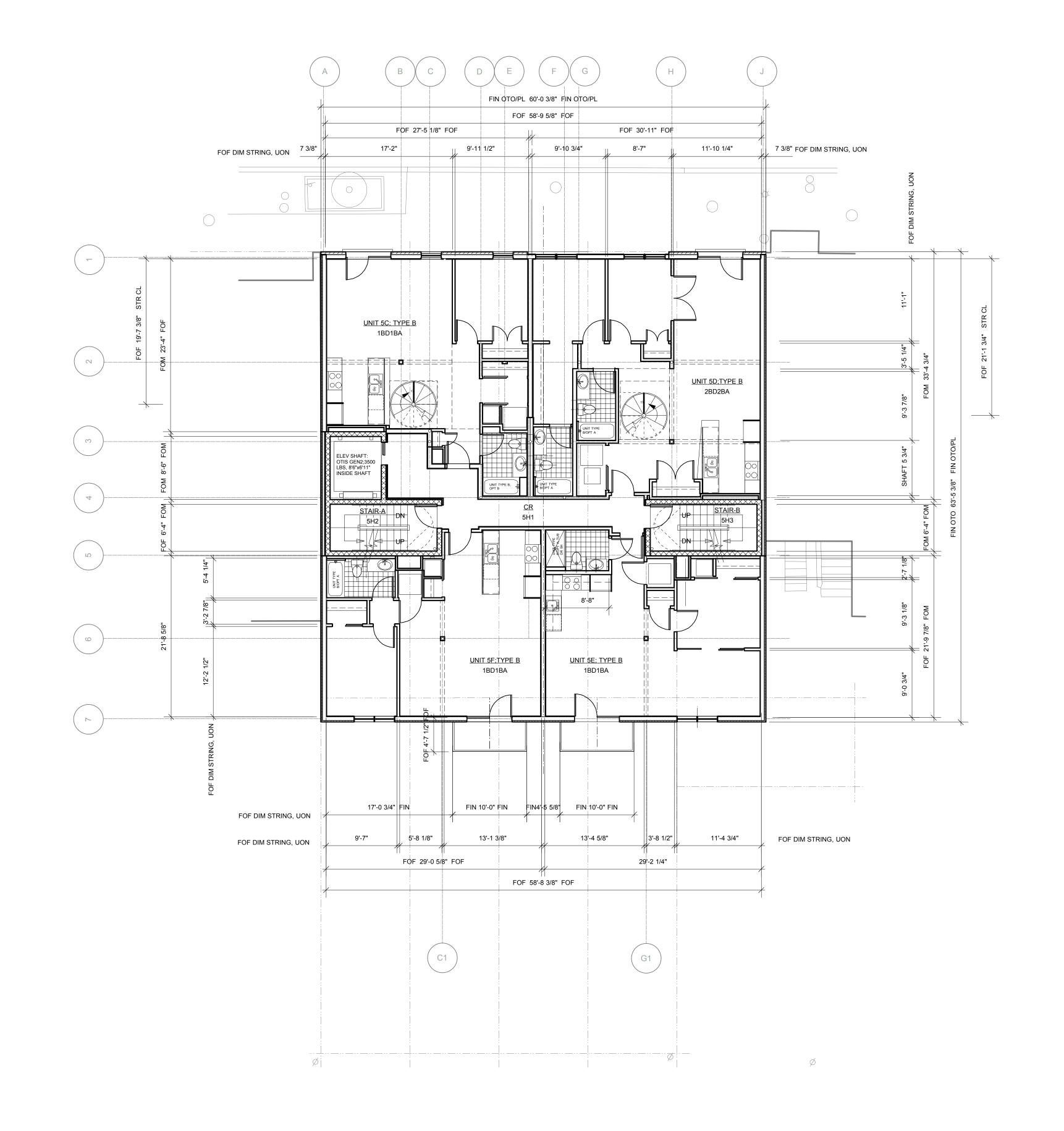
FF = +/- 72.44; TOJ = +/- 00.00

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Pevision Revision Project ID 13616 1800ben Drawing Code CAD File Name 13616 1800ben-dd-112113 Plot Date
Designed By Drawn By Checked By Reviewed By Submitted By Project Manager
NORMAN SMITH ARCHITECTURE 1341 H ST, NE, WDC 20002-4406 T 202.462.5886 F 202.462.4906 www.normansmitharchitecture.com
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Scale

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1 ARCH FLOOR PLAN-RESIDENTIAL LEVEL-5
A.3.0.5 Scale: 1/8" = 1'-0"

FF = +/- 82.03; TOJ = +/- 00.00

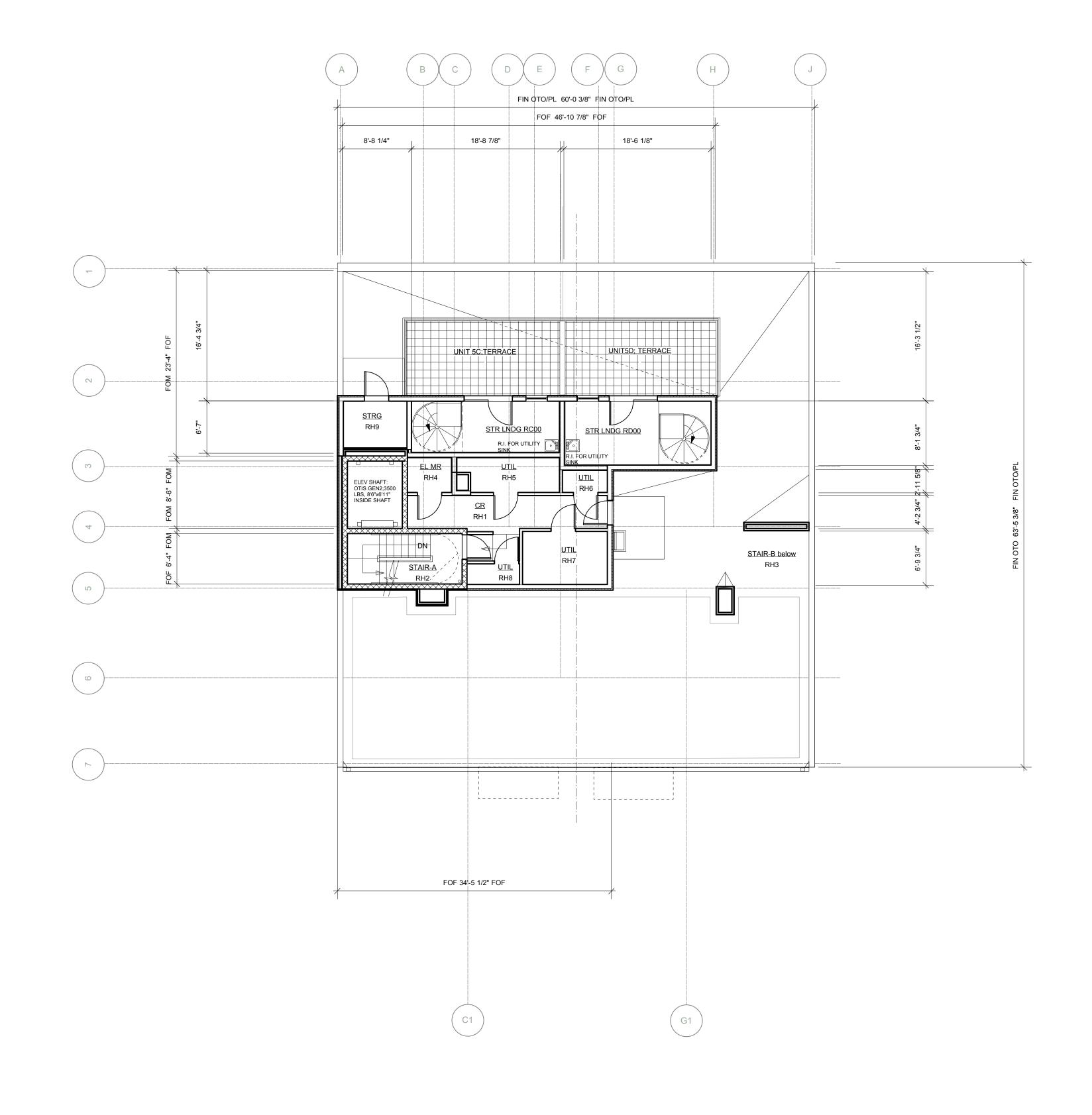
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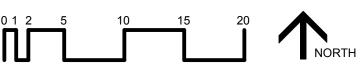
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1 ARCH PLAN-ROOF LEVEL-MAIN A.3.1.0 Scale: 1/8" = 1'-0"



TO ROOF MAIN-TOP OF PARAPET = +/- 93.27 TO TOP OF ROOM MAIN TOJ = 00.00

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